



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-30
DATE: October 9, 2014
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of Redevelopment of Multi-Family Property

APPLICANT: Inland American Communities Acquisitions, L.L.C.
LOCATION: 333 E. Brooks – North side of Brooks between BNSF railroad and Trout St.
WARD: 4

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the redevelopment of the Bishops Landing Apartments. This property is currently zoned R-3, Multi-Family Dwelling District, and a change of zoning will be required to PUD, Planned Unit Development.

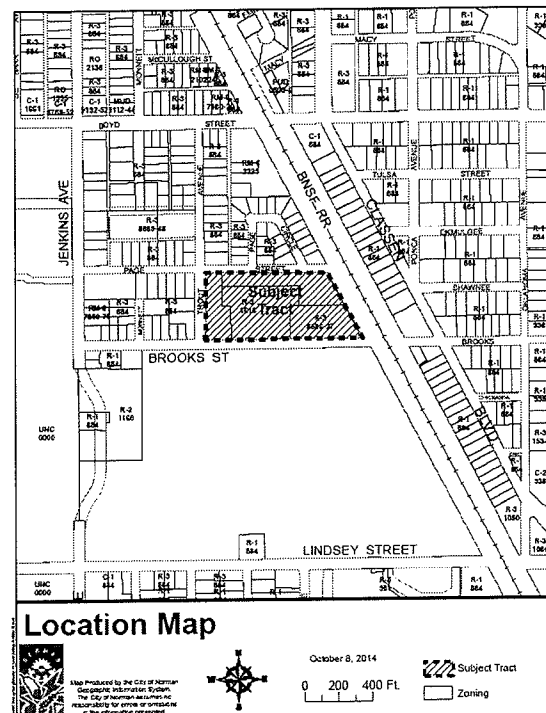
Please join us for a Pre-Development discussion of this proposal on Thursday, October 23, 2014 from 5:30 p.m. until 6:00 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-30

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER INLAND AMERICAN COMMUNITIES ACQUISITIONS, L.L.C.	ADDRESS c/o Applicant Atty, Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS c/o Applicant Atty, Sean Paul Rieger sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Applicant Atty Sean Paul Rieger, 405-329-6070 BEST TIME TO CALL: business hours, M-F

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
 333 E. Brooks, north side of Brooks, between the BNSF railroad and Trout Street.

and containing approximately 7.37 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

This project calls for the redevelopment of the existing Bishops Landing Apartments on the property.

The redevelopment of the multifamily property would allow for 412 residential units and a parking garage.

The residential uses are planned in a variety of unit types with the majority being 1 and 2 bedroom units.

Also included is a clubhouse and other ancillary uses, open space and park area, and bike sharing areas.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☒ Rezoning to PUD District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: R-3

Current Plan Designation: High Density Residential
Floodplain

Concurrent Planning
Commission Review
Requested: _____

Received on:

10-6-14
at 3:15 a.m./p.m.

by mt

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333 E. BROOKS WRITTEN PROJECT DESCRIPTION

PRE-DEVELOPMENT MEETING SUBMITTAL

Inland American Communities Group (IACG) is a full service owner, developer, and operator of multifamily communities nationwide. The proposed multifamily project will consist of approximately 412 residential units consisting of up to 1,027 bedrooms. The project will be located on 333 E. Brooks Street where the existing Bishop's Landing Apartments are located. The existing project consists of 261 residential units and 340 bedrooms and sits on approximately 7.4 acres of land. The aim of the proposed project is to replace the existing housing with an updated modern residential community. The proposed project is slated to open during the summer of 2017.

The proposed unit mix is still under development, however it will include a mixture of studio, one-, two-, three and four-bedroom unit types which differs from other Norman multifamily residential communities. Another distinguishing characteristic is IACG communities offer various four bedroom unit types, the most popular being a two-story townhome style layout. This unit has the four bedrooms separated on two floors allowing it to function more like two, two bedroom units. In addition to a wide variety of floor plans, residents will have the benefit of high-end interior finishes in the units. Including upgraded appliances, granite counter-tops, private bathrooms, faux wood flooring, designer furniture packages, and more. Community amenities include a state-of-the-art fitness center, resort style pool, computer lab, and a premier business center inclusive of meeting rooms and study areas. IACG also aims to have all of its new developments be LEED or NGBS certified in an effort to create sustainable and efficient "Green" Communities. The project will also include a community park/open space on the east side of the property along Bishop's Landing Creek across from the OU Duck Pond which will be available to residents and the surrounding community alike.

As mentioned above, IACG operates an in-house management company that oversees all of IACG's communities. The professionally managed platform operates to the highest standards in the industry. Controlled access security systems and 24 hour video surveillance are integral in all IACG communities. For an additional level of security to residents and the community, all residents undergo a background screening and credit check. IACG also requires, in the case of students, third party parental guarantors as a lease condition unless specific stringent qualifications are met. Aside from the typical onsite property staff, IACG communities have "Maverick" teams (community assistants) that are responsible for programming events to promote a sense of community amongst the residents.

IACG makes a conscious effort to reduce vehicular traffic and encourage our residents to take advantage of public transportation through locating our properties within walking distance of local attractions and amenities. The proposed project aims to be the first "pedestrian-centered" residential community that is fully integrated into the Norman and University of Oklahoma communities. The project will have an on-site bike sharing location open to residents and the general public. Additionally the project is ideally located across the street from the University of Oklahoma and Brooks Street CART Station allowing resident's access to all Norman has to offer without the need of an automobile.

INLAND AMERICAN						
2014555						
10/8/14						
UNIT TABULATION - 5 STORY						
UNIT NAME	UNIT TYPE	NET AREA(SF)	BED COUNTS	UNIT COUNT	PERCENTAGE	TOTAL AREA
E1	studio/1ba	475	41	41	10%	19,475
A1	1br/1ba	600	86	86	21%	51,600
B1	2br/2ba	900	160	80	19%	64,000
B2	2br/2ba	888	80	40	10%	35,520
D1	4br/4ba	1,360	540	135	33%	183,600
D2	4br/4ba	1,538	12	3	1%	4,614
D3	4br/4ba/own	1,489	108	27	7%	40,773
TOTALS			1,027	412	100%	399,982

UNIT AVERAGE NET SF: 969

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE APT SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF: 969 S.F.

CLUB HOUSE AREA

PARKING:

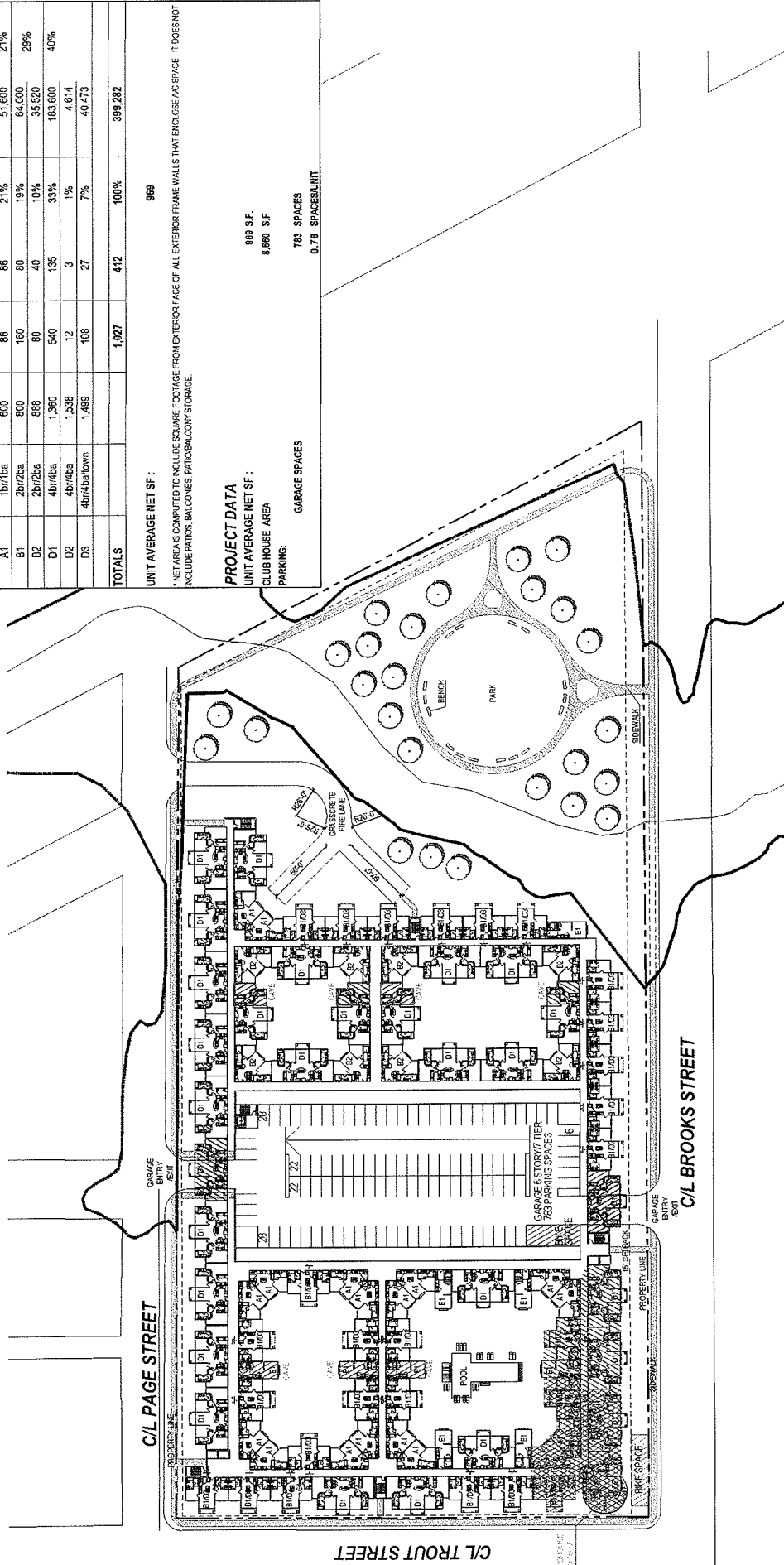
GARAGE SPACES

869 S.F.

8,690 S.F.

793 SPACES

0.78 SPACES/UNIT



SCALE: 1/4" = 1'-0" SHEET-SIZE
0' 40' 80' 160'



ARCHITECTURAL SITE PLAN
GROUND FLOOR PLAN

A201.2.2

BISHOP'S LANDING

INLAND AMERICAN

NORMAN, OKLAHOMA

HPA#14558

10/06/2014



HUMPHREYS & PARTNERS ARCHITECTS L.P.

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www.humphreys.com mail@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANG

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